

**MINUTES OF THE MEETING OF ODIHAM PARISH COUNCIL'S
PLANNING AND DEVELOPMENT COMMITTEE
HELD IN THE PARISH ROOM, THE BURY, ODIHAM ON
WEDNESDAY 11 DECEMBER 2019 COMMENCING AT 7.30 PM**

Present: Cllrs Verdon (Chair), Coleman, McFarlane and MacPhee

In attendance: Catherine Ryle (Admin Officer)

Also present: 6 members of the public

148/19 To receive and accept apologies for absence

Apologies were received and accepted from Cllrs Ball and Stewart.

Apologies were received from County Cllr Glen, District Cllrs Crookes and Dorn.

149/19 To receive declarations of interests and requests for dispensation relating to any item on the agenda

No declarations of interest or requests for dispensation were made.

150/19 Public session

No matters were raised.

151/19 To approve the following minutes:

19 November 2019

132/19 - 147/19

The above minutes were approved as an accurate record of the meeting and were signed by the Chair of the meeting.

152/19 Chair's announcements

The Chair announced that there had been late notice of the request for an EIA (Environmental Impact Assessment) Ref 19/02731/EIA – land adjacent to Mill Lane, The Green, North Warnborough in connection with flood control works. It was understood that there would be a full application at a later date. The notification was **NOTED**.

153/19 Previous planning applications

The decisions were **NOTED**.

154/19 Current planning applications

Residents raised concerns over aspects of application 19/02541/FUL. They then left the meeting.

OPC Ref	Reference	Address	Description	OPC Comments
16	19/02578/HOU	7 Hillside Cottages, Hillside, Odiham RG29 1HX	Two storey side extension with porch over front door	No objection.
17	19/02051/FUL	Canal Barn, Colt Hill, Odiham RG29 1AL	Change of use from design studio to residential to provide residential floorspace ancillary and incidental to Wharf House	No objection, however there should be a condition on granting this application that the building should remain ancillary to Wharf House.
18	19/02541/FUL	Burford, West Street, Odiham RG29 1NX	Erection of 16 no. dwellings (8 x 2-bedroom, 4 x 3-bedroom and 4 x 4-bedroom) with associated access, landscaping, and parking following the demolition of existing	OPC objects to this application. This is a site within the Neighbourhood Development Plan (NP). We would request that permitted development rights for extending into the roof spaces to provide an extra

			dwelling house.	<p>room are removed for this site to ensure that the 2 bedroomed and 3 bedroomed properties remain as designed.</p> <p>Policy 2 ii d states that there should be single storey dwellings adjacent to the existing single storey dwellings in West Street. We object to the plans for Plots 1, 2 and 5 which are designed as 2 storey dwellings.</p> <p>Policy 4 of the NP is completely clear that 50% of market housing should be 1 and 2 bed, 30% 3 bed and 20% 4 bed. Affordable housing mix is to be determined separately with reference to Hart policy.</p> <p>This application presents the 2 bedroom units at 50% by combining the affordable 2 bed units with the market 2 bed units. However, 7.12 of the Planning Statement for the re-submission shows that the market housing mix is 30% 2 bed - 3 units (should be 50% - 5 units) and 40% 4 bed - 4 units (should be 20% - 2 units). Thus the housing mix clearly fails to meet the requirements of policy 4 of the NP.</p> <p>We object to the many parking lots on the entrance to the estate which will give this a harsh looking environment. More landscaping and green planting on the entrance road will give a better appearance. Indeed, less hard surfacing and more green landscaping within the whole site would improve it.</p>
19	19/02592/LBC	3 High Street, Odiham RG29 1LE	Add partition and door between bedroom and bathroom	No objection but OPC requests that the Conservation Officer checks that there is adequate ventilation to avoid damage to the fabric of this listed building.
20	19/02625/LBC	Fulmars Cottage, Hillside, Odiham RG29 1HX	Replacement of the existing windows. Removal of the 1970s secondary staircase from the kitchen, the removal of an internal wall within the farm office, infilling of one single window and the modification of one ground floor opening to accommodate a set of french doors.	No objection.
21	19/02635/HOU	18 Manley James Close, Odiham RG29 1AP	Erection of a rear conservatory	No objection.
14	19/02473/HOU	12 High Street, Odiham RG29 1LG	Extension to existing detached timber garage and mezzanine storage area - amended plans	OPC endorses the Assistant Conservation Officer's concerns about the size and scale of the building and objects to this

				application.
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155/19 Pre-Applications

There were none.

156/19 Planning Appeals

MIMA/17/03036/FUL – Wychwood Carp Farm, Farnham Road, Odiham RG29 1HS

It was **AGREED** to submit the following comments:

New councillors were elected in May 2019 and they have considered this application and appeal and would like to make the following comments:

- The current activity on the site in the absence of planning consent has already created a site which is entirely out of keeping with its rural setting.
- Its current usage impacts on listed buildings.
- Access to the site is unsuitable for the movement of HGVs which would be necessary to move containers and their contents.
- The large signs are inappropriate for a rural setting and are a potential distraction for drivers.

MIMA/19/00543/FUL – Albion Yard, Hook Road, North Warnborough RG29 1EU

It was **AGREED** to submit the following comments:

New Parish Councillors were elected in May 2019 and have considered the Application which has now gone to Appeal and make the following comments:

- The Odiham & North Warnborough Neighbourhood Plan was developed and produced following widespread consultation throughout the community. Plan policies were written in response to issues and concerns expressed during consultations, and were designed to make proposed development as acceptable as possible to residents. The Plan provides allocated sites for housing with specific policies to manage the development of those sites, supported by the broader design, conservation and environment policies.
- All the policies in the plan should be applied together, so that for an allocated site the associated policies which mitigate that allocation are complied with in full. Otherwise the Neighbourhood Planning process will be seen by the many participants as worthless. In this case, the Parish Council does not believe that the applicant has met the specific policies designed to mitigate this allocation.

Policies in the Neighbourhood Plan which apply to this application in particular are:

- **Policy 2 iv b:** The scale and design of the large detached houses does not reflect the scale and design of adjacent traditional listed buildings and would appear dominating and out of character in the conservation area and on the edge of countryside location. The indicative sketch plan in the Neighbourhood Plan showed all 12 houses at the southern end of the site, away from the main listed buildings. The submitted application occupies a much larger site in close proximity to listed buildings.
- **2 iv c:** No communal green amenity space is proposed and as such the development would appear as a hard urban form of development out of character with the rural surrounds.
- **2 iv e, f:** The plan requires an onsite buffer of native species as well as planting within the site and it also requires green open spaces to reflect the rural and open character of the Conservation Area. It is not apparent that any of these are included sufficiently in the current scheme. Offsite planting does not provide long term certainty of the landscape buffer.
- **Policies 5, 7 & 12:** The large houses would block important views both from the conservation area and from the countryside. As such the proposal conflicts with policies 5 and 7 of the Neighbourhood Plan. Plots 7 and 10 would impact detrimentally on the setting of the adjoining listed building, The Cat, contrary to Policy 7 of the NP and they are partly sited in an area liable to flood contrary to Policy 12 of the NP.

157/19 Tree applications and decisions

Reference	Address	Description	OPC Comments
19/02605/CA	80 High Street, Odiham RG29 1LL	T1, T2, T3, T4, T5, T5a, T10 - Remove	OPC draws attention to the fact that the tree survey is 3 years out of date and supports the Odiham Society's submission.
19/02609/CA	The Old House, 48 High Street, Odiham RG29 1LN	Yew - Reduce by 2m all round leaving a finished height of 7m and radius of 4m.	No objection
19/02613/CA	4 Fountain Terrace, High Street, Odiham RG29 1FJ	T1 Cypress - Fell	There is no size given for this tree. OPC supports the Odiham Society's comments.
19/02618/CA	Regal Heights, Western Lane, Odiham	T1 and T2 (Maple) - Fell. T3, T4, T5 and T6 (maple) - re-pollard to previous points	OPC agrees with the Odiham Society's comments.
19/02650/CA	Folly Cottage. The Green. North Warnborough RG29 1HF	A - Weeping Willow - Coppice to between 1m and 1.25 metres in height. B - Three Ash Trees - Crown lift to approximately 6 metres.	No objection
19/02661/CA	8 Burlingham Grange, North Warnborough RG29 1FB	T1 - Ornamental pear - Fell. T2 Cherry, T3 Hornbeam, T4 Hornbeam, T5 Hornbeam, T6 Ornamental Pear, T7 Hornbeam - crown reduce all by up to c.1.5m leaving trees c.4.5m high with c.1m radius. Reason - Part of regular maintenance cycle to maintain trees at a proportional size in small garden. Felling of x1 tree is required due to overcrowding of trees blocking light to house and garden and allow neighbouring trees to grow into their natural form.	No objection
19/02671/CA	The Crown PH, Alton Road, Odiham RG29 1PH	Group A - Prunus and Apple - Fell	Already decided
19/02680/CA	The White House, 36 High Street, Odiham RG29 1LG	Honey Fungus - Remove the tree within 3 months. Replace with another copper beech in the same (or similar) location.	OPC would like to point out that there is no arboriculturist's confirmation of the state of the tree.
19/02696/CA	8 Castle Bridge Cottages, Hook Road, North Warnborough RG29 1EU	Goat Willow - Remove 3 lowest branches over adjacent building site back to stem, remove lowest stem over adjacent building site back to source, lift crown to give a clearance of up to 4m from ground level, reduce remaining crown by approximately 30% leaving tree with a height of no less than 8m and a radial spread of no less than 4m.	No objection

Tree decisions were **NOTED**.

158/19 Enforcements opened and closed

These were **NOTED**.

159/19 Enforcement appeals

These were **NOTED**.

160/19 Planning correspondence

There was no correspondence.

161/19 To receive an update from the Chair regarding S106 and Leapfrogs

The Chair had written to Hart DC and had not yet received a response. She had identified and spoken with an Early Years contact who was familiar with the origins of the nursery school and who was keen to visit the site.

162/19 To receive a verbal update from the Chair on the meeting regarding the Rural Exception site

Cllrs Verdon, MacPhee and Seabrook had attended a meeting with the Strategic Housing team and affordable housing representative on Rural Exception sites. The Hart team would like to attend a meeting of Full Council in February to speak about the allocation of affordable housing and how the Parish Council can engage with the community on this matter.

There being no further business the meeting closed at 8.55 pm.

Signed.....

Date.....